

SPECIAL
CASCADE COUNTY COMMISSION MEETING
June 22, 2015
COMMISSION CHAMBERS
COURTHOUSE ANNEX, ROOM 111
8:30 p.m.

Notice: These minutes are paraphrased and reflect the proceedings of the Board of Commissioners. MCA 7-4-2611 (2) (b). These minutes were officially approved at the July 14, 2015 Commission meeting.

PRESENT:

Commission: Madam Chair Jane Weber, Commissioners Joe Briggs and Jim Larson.

Staff seated with Commission – Carey Ann Shannon, Brian Clifton, Bonnie Fogerty, and Marie Johnson

Public: Brad Talcott, Joe Aline, Linda Caricaburu, Spencer Woith, and Peter Johnson

CALL TO ORDER: Madam Chair Weber called the special meeting to order.

PLEDGE OF ALLIGIANCE: Everyone participated in reciting the pledge of allegiance.

SPECIAL MEETING ITEM #1

MOTION TO APPROVE/DISAPPROVE

**CONTRACT 15-80 CONTRACT FOR DEED FOR THE SALE
OF THE WEST BANK PROPERTY RO308726**

Carey Ann Shannon read the background for this sale of West Bank property (which can be found in Agenda packed dated June 22, 2015).

Madam Chair Weber invited proponents to the podium.

Brad Talcott of West Bank LLC, stated he was pleased to finalize the sale and that this was not a simple property purchase. He also announced it was well worth the effort and that he believes that there is a reasonable balance between the two parties. In closing, he said this will be a benefit to the community with the improvement of one of the more challenged sites in Great Falls.

Madam Chair Weber echoed Mr. Talcott's comments stating it was a long process with complicated parcels of properties. She was comfortable in the fact that the County should be relieved from the environmental issues by this sale. She also thanked Counsel for the hard work put into the sale of this property. In closing, she asked

Carey Ann Shannon if she felt that this was an equitable arrangement for the County, and if it will be enough release for the County from the environmental liability?

Carey Ann Shannon answered by stating that she felt it was equitable due to the fact that they are paying fair market price and handing off the environmental cleanup will allow them to develop and beautify the property which will benefit the County, not to mention the tax revenue it will create.

Commissioner Briggs commented by saying that Mr. Talcott was correct in stating that there is a good balance in the Contract for Deed document. He also noted that there is a great level of comfort with the individuals involved and even though it took a year to finalize they did it right.

Commissioner Larson echoed the Commissioners comments and thanked the consortium for following through on this sale. He also questioned the payments with parcels being sold off. Carey Ann Shannon said that they will make payments of \$96,000 for 4 years.

Madam Chair Weber called for a motion.

Commissioner Briggs made a MOTION to accept and sign Contract 15-80 a Contract for Deed between Cascade County and West Bank LLC to complete the sale of the West Bank Park property. **Motion carries 3-0**

Madam Chair Weber closed the meeting by saying she was grateful, thankful, and thrilled to sell this property to such competent, caring people. She also asked them to consider preserving the bridge barn, and reminded them that many historical structures have been destroyed.

PUBLIC PARTICIPATION IN DECISIONS OF BOARD AND ALLOWANCE OF PUBLIC COMMENT ON MATTERS THE COMMISSION HAS JURISDICTION, ON ITEMS NOT COVERED BY TODAY'S AGENDA. There was no public comment at this special meeting.

ADJOURNMENT: The meeting was adjourned at 8:45 pm